



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:07:30
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003267 Parcel ID 21N16E-04-3-00000-000-0000 Cadastral ID 04-21-16-08900 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 332153 RAJKISHAN LLC 1709 N LYNN RIGGS BLVD CLAREMORE OK 74017-0000 Parcel Location Situs 01709 N LYNN RIGGS BLVD Subdivision Lot/Block / Parcel Size .537 - Acres Sec/Twn/Rng 4 / 21 / 16 / 3 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32735660 -95.60737164																																																																																																																									
Legal Description TR NE SW SEC 4, BEG: SE/C SD NE SW; N 89-54' W FOR 952.55' TO A PT ON ELY ROW/L OF OLD HY 66' N 26-55' E & ALG SD ROW 749.92' TO POB; N 26-55' E 76' S 84-17-23 E 276.83' TO PT ON WLY ROW/L HWY 66, SWLY ALG CRV TO RT (RAD 2764.79) A DIST OF 95.86', N 79 34					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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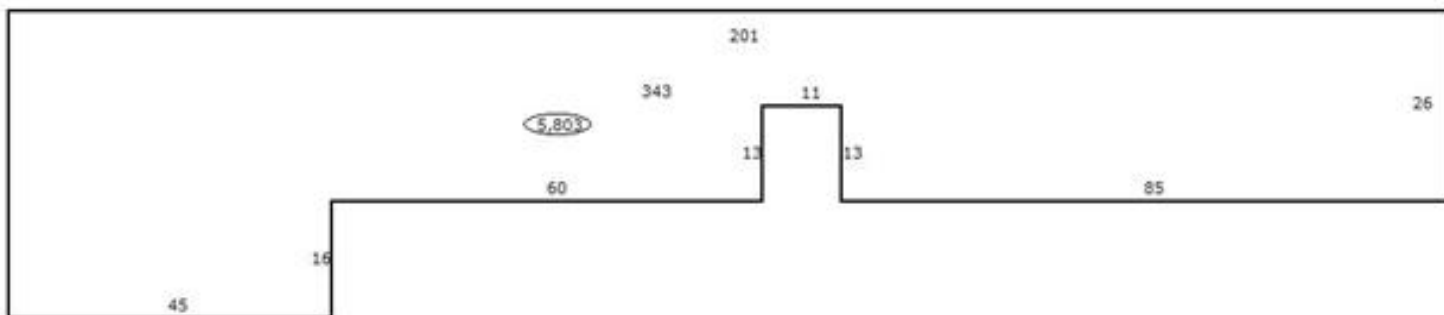
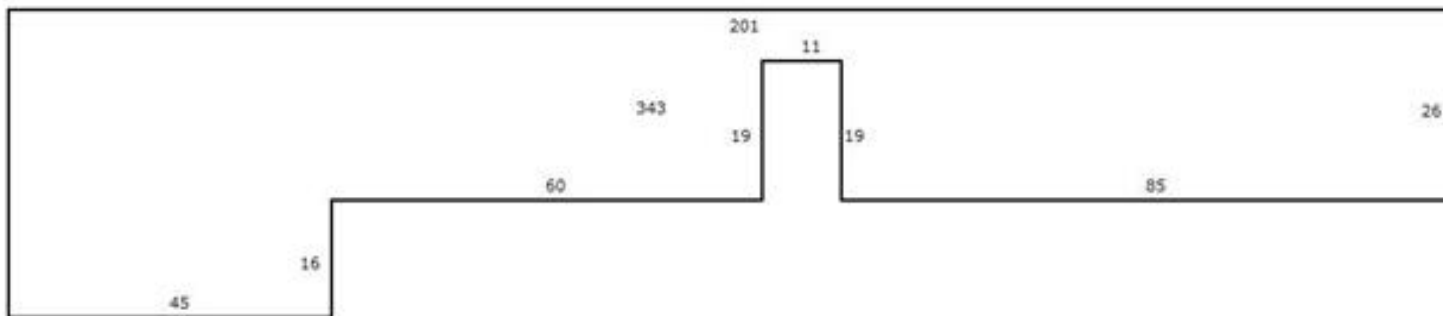
Date 04/18/2026

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Sketch Image

660003267



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	U	343		20	343	5,737	1.000	5,737
2	C	343		20	343	5,803	1.000	5,803
Total Building Area						5,803		5,803



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Account 660003267
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-08900

Tax Area Code 17
Property Class UC
Owners Name RAJKISHAN LLC

Building Data

Building ID 1224
Building Sequence 1
Occupancy 1 343 Motel 50%
Occupancy 2 343 Motel 50%
Occupancy 3
Total Floor Area 11,540
Average Perimeter 1,036
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1985
Effective Age 21
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2.5 - Fair
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 7 - Package Unit
Roof Type
Roof Cover
Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0007.JPG
Image Date 6/13/2023
Image Name IMG_0007.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 89.26
Wall Cost 162.16
HVAC Cost 15.94
Basement Cost 0.00
Total Base Cost 267.36
Total Area 11,540
Base RCN 3,085,334
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 3,085,334
Physical Depreciation 50%
Functional Depreciation 10%
Total Depreciation 55% (1,696,934)
Total RCNLD 1,388,400
Lump Sums
Total Building Value 1,388,400 \$ 120.31 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			9,318
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.78 x 9,318)		25,904	10,362	15,542
	FLV	FR CNPY 540 SF	0x0x0			11,475
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 11,475)		11,475	4,016	7,459
	FLV	FR CNPY 833 SF	0x0x0			17,701
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 17,701)		17,701	6,195	11,506
	FLV	CONC SLAB 833 SF	0x0x0			4,165
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 4,165)		4,165	1,458	2,707
	FLV	CONC SLAB 1079 SF	0x0x0			5,395
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 5,395)		5,395	1,888	3,507
	FLV	DBL ILL PLASTIC SIGN	10x4x0			7,200
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 7,200)		7,200	2,520	4,680
	FLV	DBL ILL PLASTIC SIGN	12x6x0			10,080
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 10,080)		10,080	3,528	6,552



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FLV	OUT BLDG		0x0x0			1,200
Qual	Cond	Year	Eff Age			

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 1,200)		1,200		1,200

Total Site Improvement Value 53,153